



Ness LLC

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2-7-2020

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WATER DRAINAGE proposal for the basement perimeter at Birdie Blvd, McCall, Id

The existing drain will have the bricks removed and the cut will be cemented over when we install the new system we will use that sump tank.

Part 1: Install drain system (Directions given facing the front door from outside.)

The concrete cutting will be with a wet saw and hydraulically driven so there will be no combustible engine running in the basement.

1. Cut the concrete floor about 10-14 inches out from the wall of the basement along the entire perimeter of the exterior basement wall in the back-right bedroom of the basement where intrusion is and has historically been occurring.

2. We will mark out cut to verify before cutting.

The concrete cut will stop at the walls from one room to the next and drain will go under the walls of rooms and furnace.

3. Negative air machines used are left running till work is done.

4. Break up cement in the cut and haul out of the basement for disposal.

5. Dig down approximately 5-8 inches below the footings to install a graded drain trench.

6. Install a fabric lined trench with 3-inch perforated pipes and back-fill with cinders.

7. Install drain line below the bottom of the footings. System will drain to 2 sump pumps installed. Pumps will discharge to a dry well in the back yard.

Note: Homeowner to have electrician install electrical outlet on breaker. We will provide the GFI with alarm (it will sound if it trips)

The lids of the sump tanks will be cemented in flush with the concrete so carpet and open cell pad can be laid over it. When drain is done then we cement over the drain flush with existing concrete. The concrete color will not match existing.

Part 2: Drywell Install (Ness is not responsible for any damage to the landscape in order to get the drywell put in)

1. Dry well installed in the back yard where the discharge will be connected to it to be dissipated downstream of the soil substrate slope.

2. Fabric lined pit will butt up to 10-12 feet deep depending on substrate. Install access pipe and lid below the surface of the lawn. We will haul excess dirt away.

3. Install in the pit a fabric lined pipe with access lid. We will haul away excess soils.

4. The discharge from the basement pumps will discharge to the dry well. When pump shuts off the discharge pipe will drain dry.

Note: this bid is based on that the footing under the outside basement wall comes into the basement floor 4-6 inches. There sometimes can be large over pours that we cannot quantify till the floor is opened. If the over pour is large there will need to be a change order written and approved for the extra work.

Total Labor & Materials for interior drain for basement Parts 1-2 -- \$ 21,685.00

If we cannot do the drywell when the basement work is done there will have to be another trip to install the drywell and connect them up. There would have to be an additional charge for the trip of \$945.00



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PROPOSED Basement Mold remediation and related demolition

Part 3: All access to basement surfaces will be protected by plastic sheeting during work. All the vents are sealed in the basement. The furnace will be shut off during work to prevent dust from getting into the furnace. Use Hepa filtered negative air.

1. Floors are all bare concrete.
2. Remove all the wainscot wood panels or any wall covering up to 4 feet in the entire basement to expose the cement wall. Remove and dispose of all insulation and removed materials.
3. Clean and or remove the framing behind the wood panels. The frame will be independent of the support of the floor.
4. There is sheetrock above the wood paneling, which will be left in place.
5. HEPA vacuum all exposed framing.
6. Cleaning and abrasion removal of mold/ microbial growth, as needed, and treat exposed framing. **(See Part 3)**
7. At this time, the scope is limited to the top of the wainscot. It would be very unusual to have any issues above the wainscot. If there is discovery of additional mold or structural damage beyond the listed scope of work, a change order will be needed.
8. **There is no rebuild of wall included in this proposal.**

Part 4: Microbial Growth Remediation

1. After containment is set up, then surface cleaning and abrasive removal as needed of visible microbial growth on the impacted exposed areas. Once mold impacted surfaces are cleaned, then treat the remediated surfaces with a non-toxic Microbial Growth Inhibitor.
2. (1) Procedures are established from IICRC S520 Standard and Reference Guide for Professional Mold Remediation. (2) All work will be performed using accepted procedures. (3) Respiratory Protection is in accordance with the OSHA respiratory protection standard (29 CFR 1910.134) for the remediation. Gloves, full-face respirators, p-100 particulate filters, Tyvek full body suits with hoods and boots.
3. Photo documentation of work performed is available at the end of the project upon prior request.
4. Disposal of debris.

Part 5: 3rd Party Certified mold inspector's visual inspection and documentation.

****Final Clearance Air Testing not included in protocol or scope****

Total Parts 3-5 = \$3,970.00 if done with the drainage work

60% down and 40% paid upon completion <<>> 3% charge on credit card transactions <<

Parts 1-2 Accepted by: _____ Date _____

Part 3-5 Accepted by: _____ Date _____

Please print name: _____
When accepted, please sign, fax or scan and send back. Fax 461-9505 or Email ty@nessllc.com
Douglas A. Ness (CMRS) -Idaho Contractor Registration# RCE-481

Work under this proposal is limited to the items listed. Any additional work will need to be outlined and set out by a separate contract or have the contract amended and signed to reflect any additional work desired.